

Office: 951-279-3500  
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Reserve Fund	\$ 1,166,486
Special Tax Fund	117,769
Principal Fund	252
Interest Fund	10
Bond Fund	6,157

- c) Tables 2, 3, 6, 8 and 9 set forth in the 1999 Official Statement - Attached
  - d) Changes to the Rates and Method of Apportionment of the Special Tax – none
  - e) Status of foreclosure actions for delinquent Special Taxes – none
  - f) Identification of delinquent property owner which represents more than 5% of amount levied – none
  - g) Any additional information provided to CDIAC, not Original Purchaser – none
- C. Significant Event – none

If you have questions related to this Annual Report of the City of Corona, please contact me.

Sincerely,

DocuSigned by:  
  
A7EC209DC20D4C3...  
Patricia Song  
Finance Manager  
[Finance@CoronaCA.gov](mailto:Finance@CoronaCA.gov)

**Table 2**  
**2017/2018 Special Tax Levy by Rate and Method Category**

**Community Facilities District No. 86-2**  
**City of Corona**

<b>Dwelling Units Per Acre</b>	<b>Number of Dwelling Units</b>	<b>Maximum Special Tax Rate</b>	<b>2017/2018 Assigned Tax Rate</b>	<b>Maximum Special Tax</b>	<b>2017/2018 Special Tax Levy</b>	<b>% of Total 2017/2018 Levy</b>
0.20	24	\$1,970.00	\$1,088.66	\$47,280.00	\$26,127.84	1.70%
0.40	2	1,926.18	1,079.64	3,852.36	2,159.28	0.14%
1.40	178	1,675.60	899.30	298,256.80	160,075.40	10.43%
2.70	62	1,650.17	930.86	102,310.54	57,713.32	3.76%
2.90	104	1,617.79	912.00	168,250.16	94,848.00	6.18%
3.60	114	1,617.06	915.22	184,344.84	104,335.08	6.80%
3.70	146	1,592.30	901.86	232,475.80	131,671.56	8.58%
3.80	76	1,565.10	885.82	118,947.60	67,322.32	4.39%
3.90	67	1,596.87	904.92	106,990.29	60,629.64	3.95%
4.30	103	1,525.04	865.10	157,079.12	89,105.30	5.80%
4.40	95	1,553.14	881.34	147,548.30	83,727.30	5.45%
4.70	36	1,495.07	847.84	53,822.52	30,522.24	1.99%
6.30	153	1,422.85	810.22	217,696.05	123,963.66	8.08%
6.40	104	1,438.77	818.80	149,632.08	85,155.20	5.55%
6.70	156	1,393.61	793.76	217,403.16	123,826.56	8.07%
7.80	335	1,350.06	770.74	452,270.10	258,197.90	16.80%
12.60	<u>63</u>	566.78	566.78	<u>35,707.14</u>	<u>35,707.14</u>	<u>2.33%</u>
Totals	1,818			\$2,693,866.86	\$1,535,087.74	100.00%

Source: Shepherd & Staats, Inc.

**Table 3**  
**Summary of 2017/2018 Special Tax Levy By Land Use**

**Community Facilities District No. 86-2**  
**City of Corona**

<b><u>Land Development Status *</u></b>	<b><u>No. of Dwelling Units and Parcels</u></b>	<b><u>Percentage of Dwelling Units and Parcels</u></b>	<b><u>2017/2018 Special Tax</u></b>	<b><u>Percentage of Total 2017/2018 Special Tax</u></b>	<b><u>2017/2018 Maximum Tax</u></b>	<b><u>Percentage of Total 2017/2018 Maximum Tax</u></b>
Improved Property	1,813	99.72%	\$1,530,105.34	99.68%	\$2,684,960.77	99.67%
Unimproved Property	<u>5</u>	<u>0.28%</u>	<u>4,982.40</u>	<u>0.32%</u>	<u>8,906.09</u>	<u>0.33%</u>
Totals	1,818	100.00%	\$1,535,087.74	100.00%	\$2,693,866.86	100.00%

\* "Improved Property" consists of all parcels on the Assessor's Roll with an improvement value equal to or greater than land value. All other parcels are classified as Unimproved Property.

Source: Shepherd & Staats, Inc.

Table 6 summarizes the Special Tax delinquencies in the District for the last 10 fiscal years

**Table 6*****Special Tax Delinquency History of CFD 86-2***

<i>Fiscal</i>	<i>Aggregate</i>	<i>Amount</i>	<i>Fiscal Year</i>	<i>Amount</i>	<i>Delinquent</i>
<i>Year</i>	<i>Special</i>	<i>Delinquent on</i>	<i>Delinquency</i>	<i>Remaining</i>	<i>Rate at</i>
	<i>Tax Levy</i>	<i>6/30 of the</i>	<i>Rate</i>	<i>Delinquent</i>	<i>Rate at</i>
		<i>Fiscal Year</i>		<i>at</i>	<i>6/30/2017</i>
				<i>6/30/2017</i>	<i>6/30/2017</i>
2007/2008	1,777,947	166,068	9.34%	0	0.00%
2008/2009	1,852,337	128,064	6.91%	0	0.00%
2009/2010	1,743,275	69,380	3.98%	0	0.00%
2010/2011	1,691,154	44,246	2.62%	0	0.00%
2011/2012	1,723,964	29,057	1.69%	0	0.00%
2012/2013	1,719,951	14,023	0.82%	0	0.00%
2013/2014	1,710,871	19,372	1.13%	0	0.00%
2014/2015	1,623,902	10,740	0.66%	907	0.06%
2015/2016	1,516,061	9,848	0.65%	1,651	0.11%
2016/2017	1,538,419	11,162	0.73%	11,162	0.73%

Source: City of Corona

Table 8

**Estimated Value-to-Lien Ratios for Taxable Parcels in the District  
Based on 2017/2018 Assessed Values and Refunding Bonds**

**Community Facilities District No. 86-2  
City of Corona**

<b>Land Development Status *</b>	<b>2017/2018 Maximum Special Tax</b>	<b>Percentage of Total 2017/2018 Maximum Special Tax</b>	<b>2017/2018 Assessed Value</b>	<b>Estimated Direct Debt</b>	<b>Estimated Assessed Value- -to-Lien</b>
Improved Property	\$2,684,960.77	99.67%	\$629,064,130	\$2,975,312	211.43
Unimproved Property	<u>8,906.09</u>	<u>0.33%</u>	<u>1,209,375</u>	<u>9,688</u>	124.83
Totals	\$2,693,866.86	100.00%	\$630,273,505	\$2,985,000	211.15

\* "Improved Property" consists of all parcels on the Assessor's Roll with an improvement value equal to or greater than land value. All other parcels are classified as Unimproved Property.

Source: Shepherd & Staats, Inc.

Table 9

**Estimated Value-to-Lien Ratio Categories for Taxable Parcels in the District  
Based on 2017/2018 Assessed Values and Refunding Bonds**

**Community Facilities District No. 86-2  
City of Corona**

<b><u>Estimated Value-to-Lien Ratio</u></b>	<b><u>Number of Parcels</u></b>	<b><u>Percentage of Parcels</u></b>	<b><u>2017/2018 Special Tax Levied</u></b>	<b><u>Percentage of 2017/2018 Special Tax Levy</u></b>
Less than 29.99	0	0.00%	\$0.00	0.00%
Between 30:1 and 39.99:1	0	0.00%	0.00	0.00%
Between 40:1 and 49.99:1	0	0.00%	0.00	0.00%
Between 50:1 and 59.99:1	1	0.06%	1,088.66	0.07%
Between 60:1 and 69.99:1	1	0.05%	865.10	0.06%
Between 70:1 and 79.99:1	0	0.00%	0.00	0.00%
Between 80:1 and 89.99:1	0	0.00%	0.00	0.00%
Between 90:1 and 99.99:1	0	0.00%	0.00	0.00%
Greater than 100:1	<u>1,816</u>	<u>99.89%</u>	<u>1,533,133.98</u>	<u>99.87%</u>
	1,818	100.00%	\$1,535,087.74	100.00%

Source: Shepherd & Staats, Inc.